

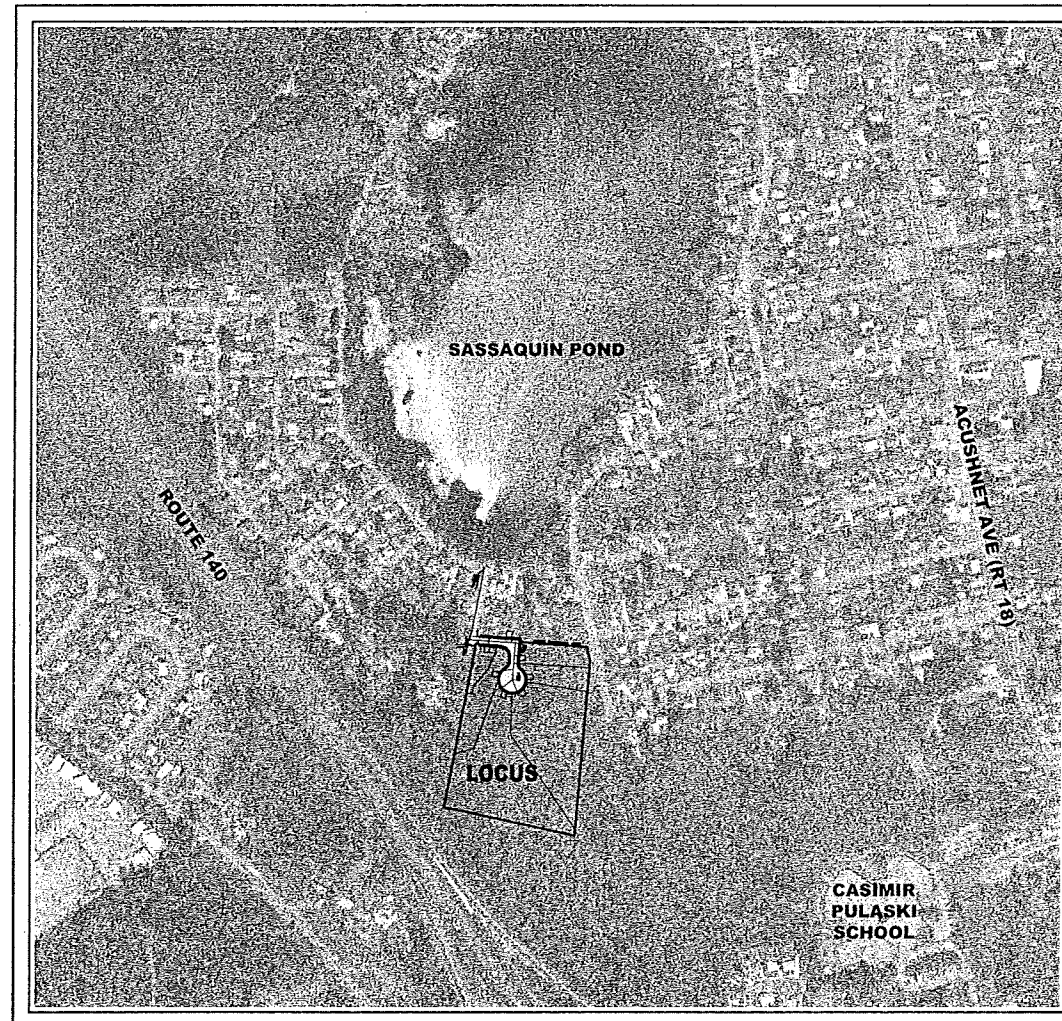
# CARDINAL PLACE

## DEFINITIVE PLAN FOR A RESIDENTIAL SUBDIVISION

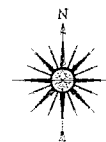
### CARDINAL STREET & AVA'S WAY, NEW BEDFORD, MASSACHUSETTS

**OWNERS:**  
THOMAS GRENIER  
560 ROCKDALE AVE.  
NEW BEDFORD, MASSACHUSETTS

**APPLICANT:**  
RICHARD HOPPS  
302 ELM STREET  
DARTMOUTH, MASSACHUSETTS



**LOCUS PLAN**  
**SCALE: 1"=300'±**



**REQUESTED WAIVERS:**

THE FOLLOWING WAIVERS ARE HEREBY REQUESTED:

1. A WAIVER TO ELIMINATE THE CUL-DE-SAC ISLAND.
2. A WAIVER TO ALLOW FOR A 40-FOOT RIGHT OF WAY.
3. A WAIVER TO ALLOW FOR A 24' PAVEMENT WIDTH.

**APRIL 22, 2013**  
**REVISED FEBRUARY 27, 2014**

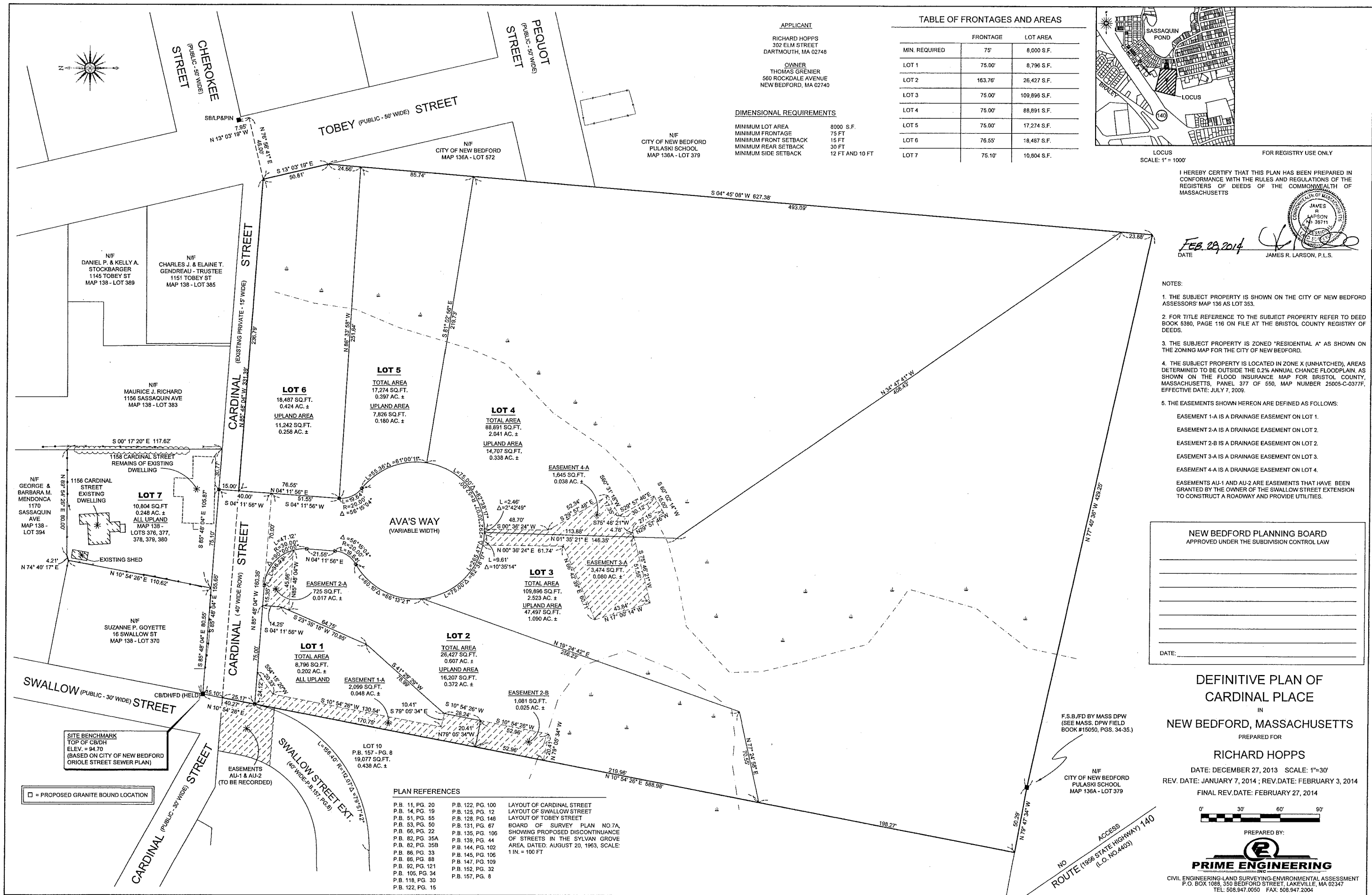
**SCHEDULE OF DRAWINGS**

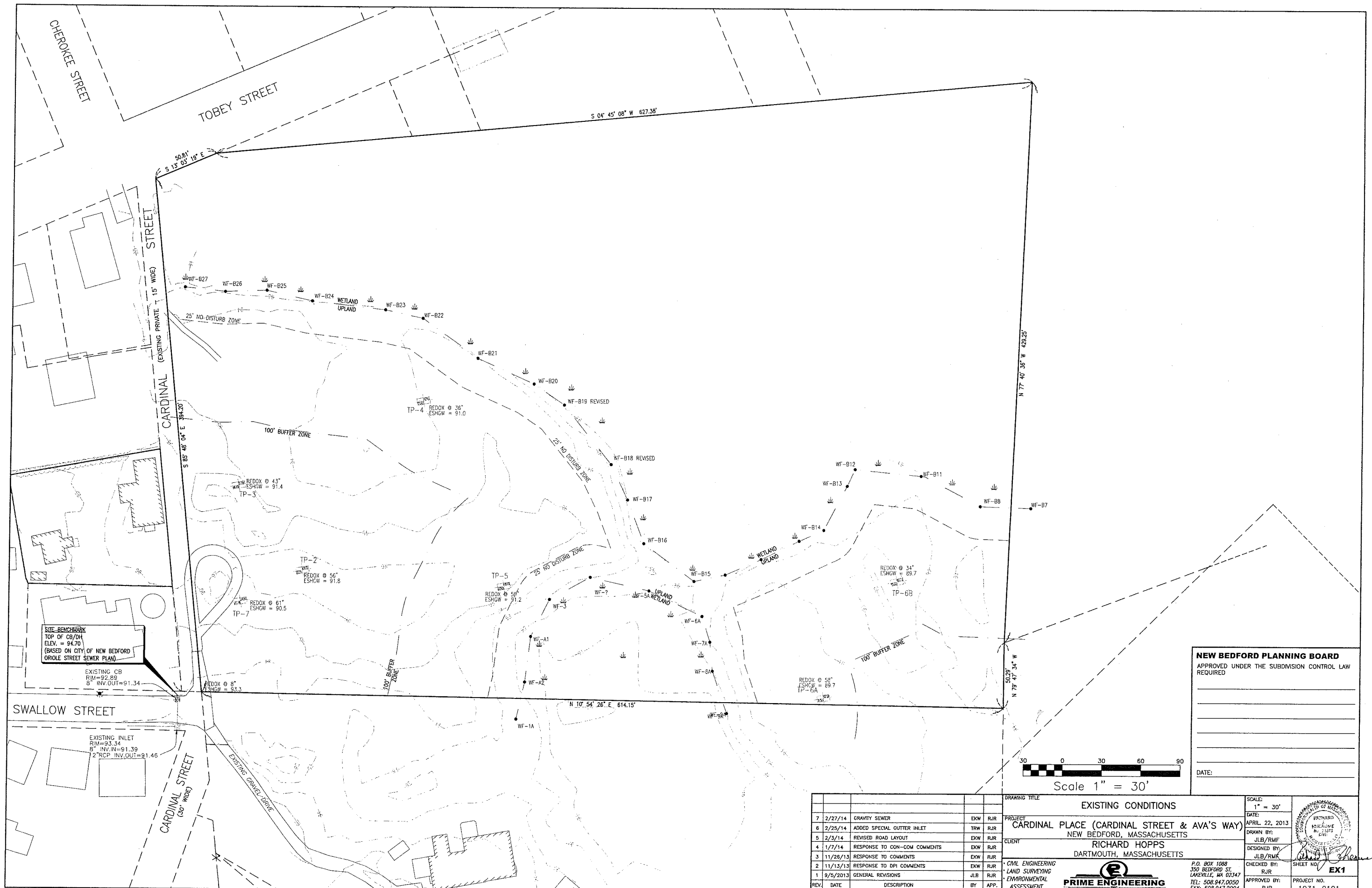
SHEET NUMBER	PLAN TITLE
CS1	COVER SHEET
DF1	DEFINITIVE LOTTING SHEET
EX1	EXISTING CONDITIONS PLAN
GD1	GRADING AND DRAINAGE PLAN
UT1	UTILITY PLAN
RP1	ROAD PLAN AND PROFILE
DE1-2	DETAIL SHEET
LP1	LANDSCAPE AND LIGHTING PLAN
ER1-2	EROSION CONTROL PLANS

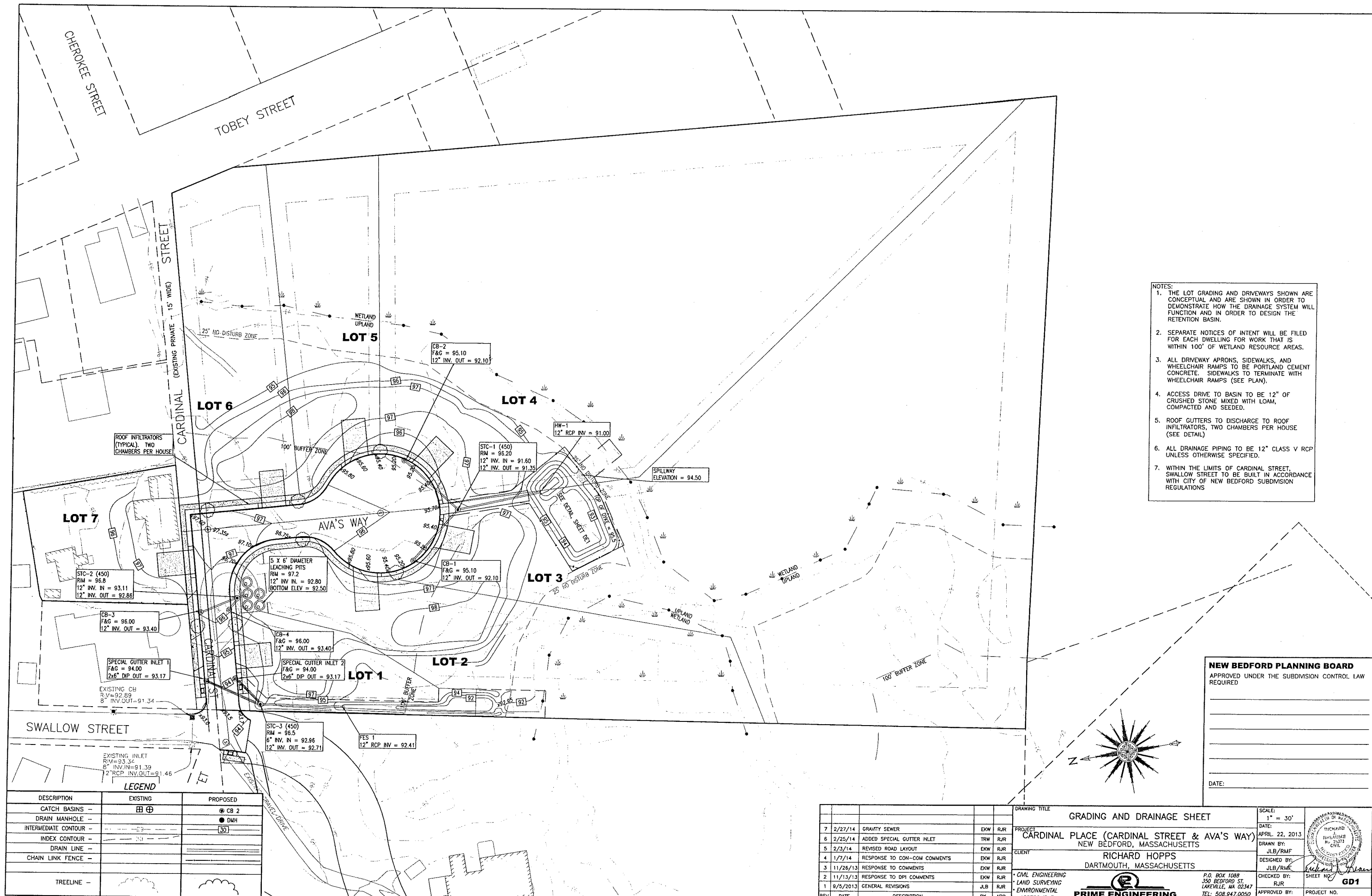
**PREPARED BY:**



CIVIL ENGINEERING—LAND SURVEYING—ENVIRONMENTAL ASSESSMENT  
P.O. BOX 1088, 350 BEDFORD STREET, LAKEVILLE, MA 02347  
TEL: 508.947.0050 FAX: 508.947.2004







- NOTES:
1. THE LOT GRADING AND DRIVEWAYS SHOWN ARE CONCEPTUAL AND ARE SHOWN IN ORDER TO DEMONSTRATE HOW THE DRAINAGE SYSTEM WILL FUNCTION AND IN ORDER TO DESIGN THE RETENTION BASIN.
  2. SEPARATE NOTICES OF INTENT WILL BE FILED FOR EACH DWELLING FOR WORK THAT IS WITHIN 100' OF WETLAND RESOURCE AREAS.
  3. ALL DRIVEWAY APRONS, SIDEWALKS, AND WHEELCHAIR RAMPS TO BE PORTLAND CEMENT CONCRETE. SIDEWALKS TO TERMINATE WITH WHEELCHAIR RAMPS (SEE PLAN).
  4. ACCESS DRIVE TO BASIN TO BE 12" OF CRUSHED STONE MIXED WITH LOAM, COMPACTED AND SEED.
  5. ROOF GUTTERS TO DISCHARGE TO ROOF INFILTRATORS, TWO CHAMBERS PER HOUSE (SEE DETAIL).
  6. ALL DRAINAGE PIPING TO BE 12" CLASS V RCP UNLESS OTHERWISE SPECIFIED.
  7. WITHIN THE LIMITS OF CARDINAL STREET, SWALLOW STREET TO BE BUILT IN ACCORDANCE WITH CITY OF NEW BEDFORD SUBDIVISION REGULATIONS.

NEW BEDFORD PLANNING BOARD  
APPROVED UNDER THE SUBDIVISION CONTROL LAW  
REQUIRED

DATE:

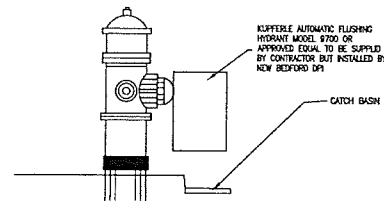
DESCRIPTION	EXISTING	PROPOSED
CATCH BASINS -	⊕	⊕ CB 2
DRAIN MANHOLE -	⊙	⊙ DMH
INTERMEDIATE CONTOUR -	---	---
INDEX CONTOUR -	---	---
DRAIN LINE -	---	---
CHAIN LINK FENCE -	---	---
TREELINE -	---	---

REV.	DATE	DESCRIPTION	BY	APP.
7	2/27/14	GRAVITY SEWER	EKW	RJR
6	2/25/14	ADDED SPECIAL GUTTER INLET	TRW	RJR
5	2/3/14	REVISED ROAD LAYOUT	EKW	RJR
4	1/7/14	RESPONSE TO CON-COM COMMENTS	EKW	RJR
3	11/26/13	RESPONSE TO COMMENTS	EKW	RJR
2	11/13/13	RESPONSE TO DPI COMMENTS	EKW	RJR
1	9/5/2013	GENERAL REVISIONS	JLB	RJR

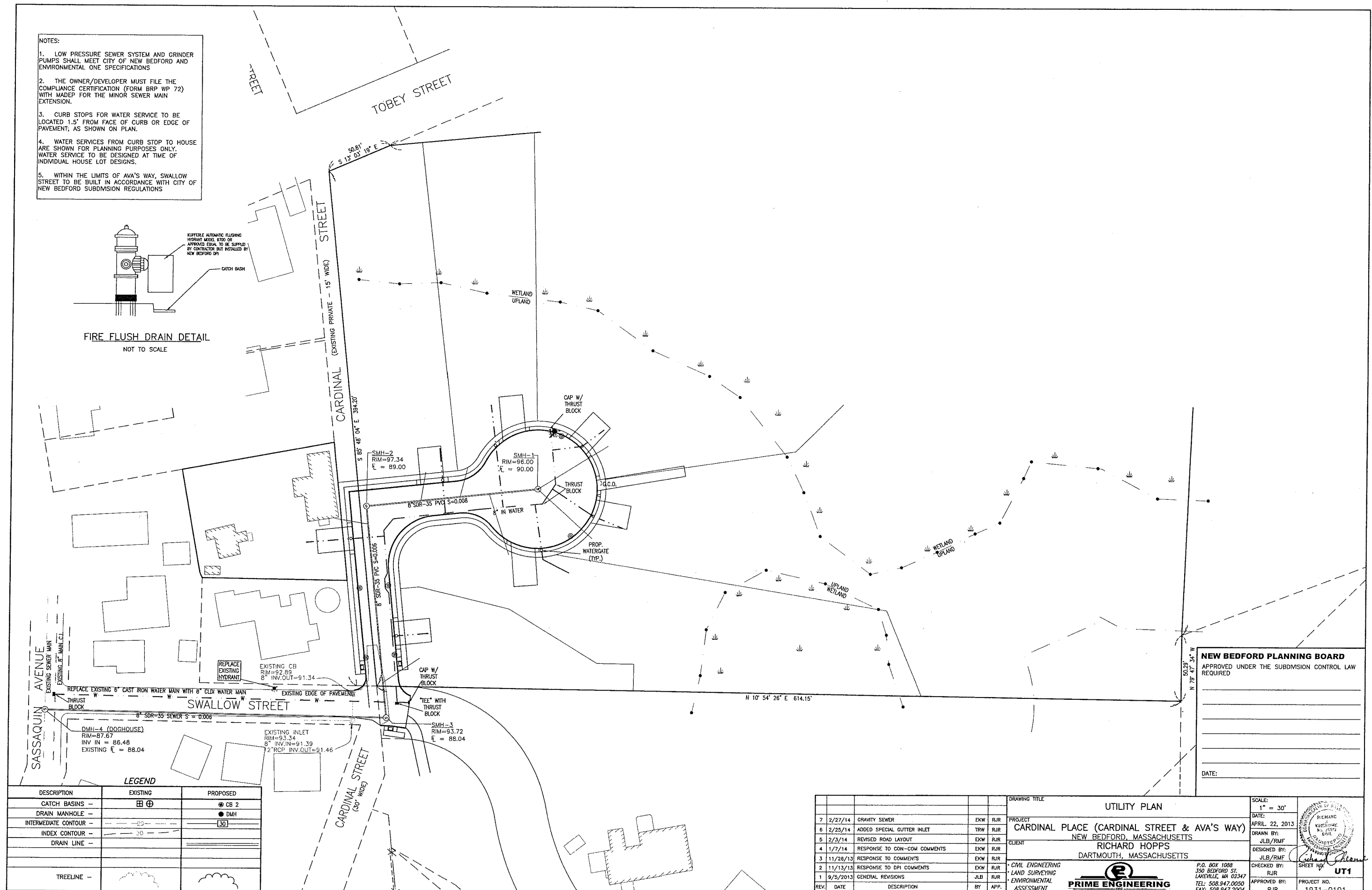
DRAWING TITLE <b>GRADING AND DRAINAGE SHEET</b>		SCALE: 1" = 30'
PROJECT <b>CARDINAL PLACE (CARDINAL STREET &amp; AVA'S WAY) NEW BEDFORD, MASSACHUSETTS</b>		DATE: APRIL 22, 2013
CLIENT <b>RICHARD HOPPS DARTMOUTH, MASSACHUSETTS</b>		DRAWN BY: JLB/RMF
DESIGNED BY: JLB/RMF		CHECKED BY: RJR
APPROVED BY: RJR		PROJECT NO. 1931-0101

PRIME ENGINEERING  
P.O. BOX 1088  
350 BEDFORD ST.  
LAKEVILLE, MA 02347  
TEL: 508.947.0050  
FAX: 508.947.2004

- NOTES:
1. LOW PRESSURE SEWER SYSTEM AND GRINDER PUMPS SHALL MEET CITY OF NEW BEDFORD AND ENVIRONMENTAL ONE SPECIFICATIONS
  2. THE OWNER/DEVELOPER MUST FILE THE COMPLIANCE CERTIFICATION (FORM BRP WP 72) WITH MADEP FOR THE MINOR SEWER MAIN EXTENSION.
  3. CURB STOPS FOR WATER SERVICE TO BE LOCATED 1.5' FROM FACE OF CURB OR EDGE OF PAVEMENT; AS SHOWN ON PLAN.
  4. WATER SERVICES FROM CURB STOP TO HOUSE ARE SHOWN FOR PLANNING PURPOSES ONLY. WATER SERVICE TO BE DESIGNED AT TIME OF INDIVIDUAL HOUSE LOT DESIGNS.
  5. WITHIN THE LIMITS OF AVA'S WAY, SWALLOW STREET TO BE BUILT IN ACCORDANCE WITH CITY OF NEW BEDFORD SUBDIVISION REGULATIONS



FIRE FLUSH DRAIN DETAIL  
NOT TO SCALE

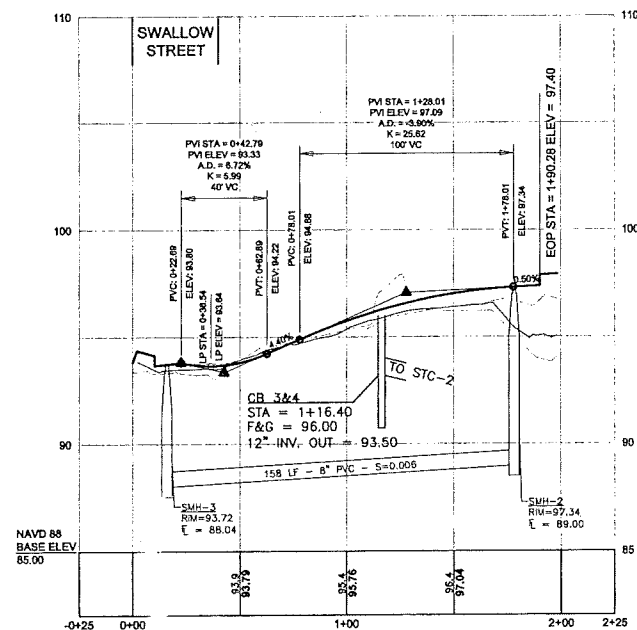
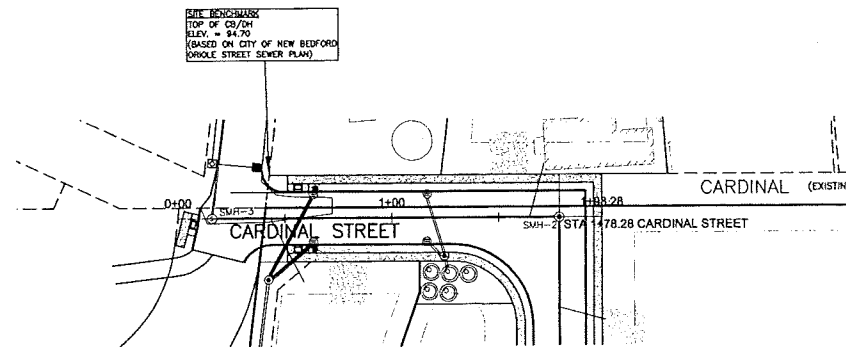


**NEW BEDFORD PLANNING BOARD**  
APPROVED UNDER THE SUBDIVISION CONTROL LAW  
REQUIRED

DATE: \_\_\_\_\_

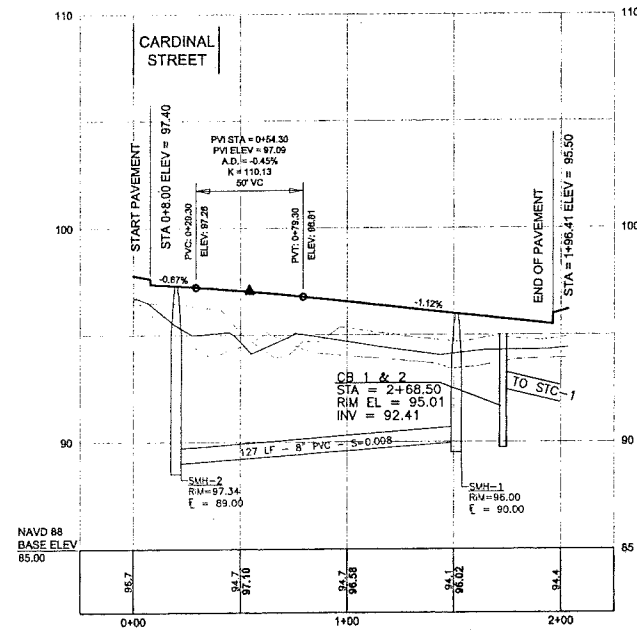
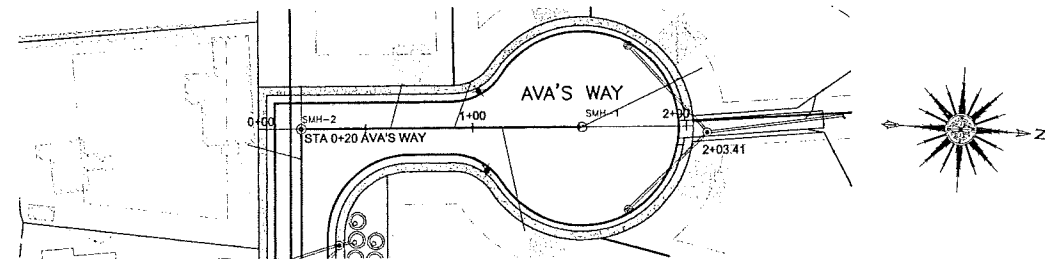
LEGEND		
DESCRIPTION	EXISTING	PROPOSED
CATCH BASINS -	⊕	⊙ CB 2
DRAIN MANHOLE -	⊕	⊙ DMH
INTERMEDIATE CONTOUR -	---20---	---
INDEX CONTOUR -	---30---	---
DRAIN LINE -	---	---
TREELINE -	---	---

DRAWING TITLE				SCALE:	
UTILITY PLAN				1" = 30'	
PROJECT				DATE:	
CARDINAL PLACE (CARDINAL STREET & AVA'S WAY)				APRIL 22, 2013	
CLIENT				DRAWN BY:	
NEW BEDFORD, MASSACHUSETTS				JLB/RMF	
DESIGNED BY:				JLB/RMF	
DARTMOUTH, MASSACHUSETTS				CHECKED BY:	
CIVIL ENGINEERING				RJR	
LAND SURVEYING				APPROVED BY:	
ENVIRONMENTAL ASSESSMENT				RJR	
P.O. BOX 1088 300 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004				PROJECT NO.	
PRIME ENGINEERING				1931-0101	



CARDINAL STREET PLAN AND PROFILE

SCALES:  
1" = 40' HOR  
1" = 4' VER

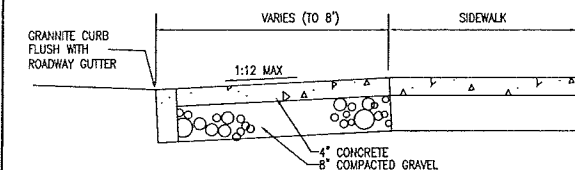
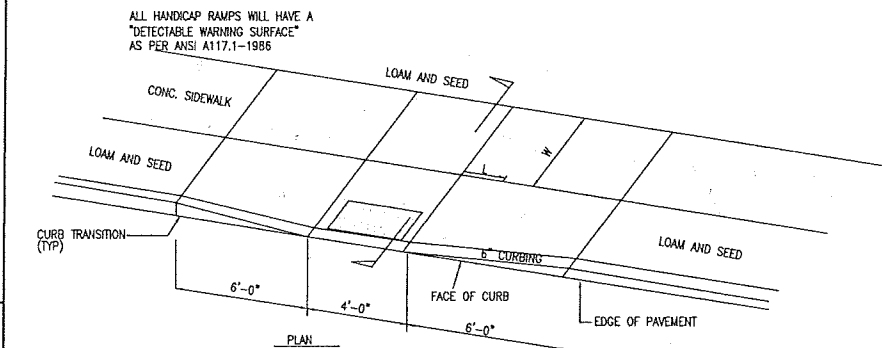
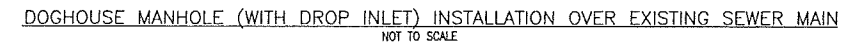
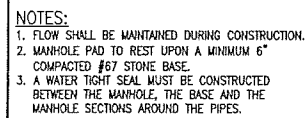
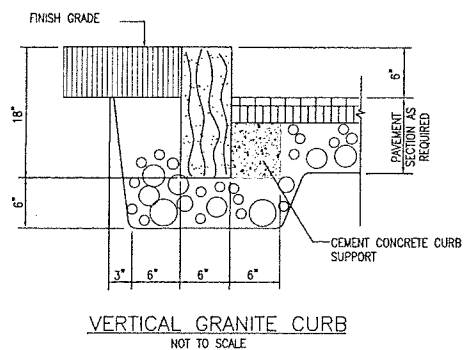
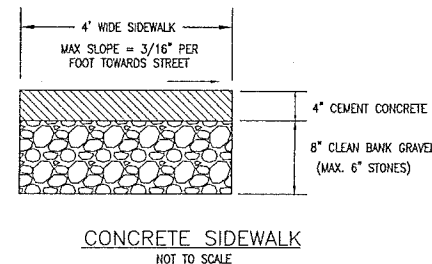
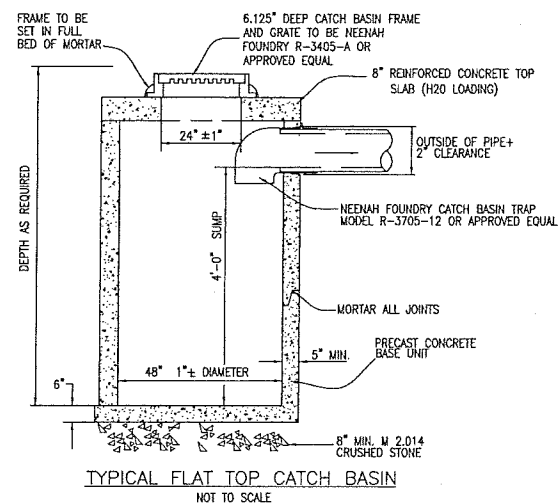
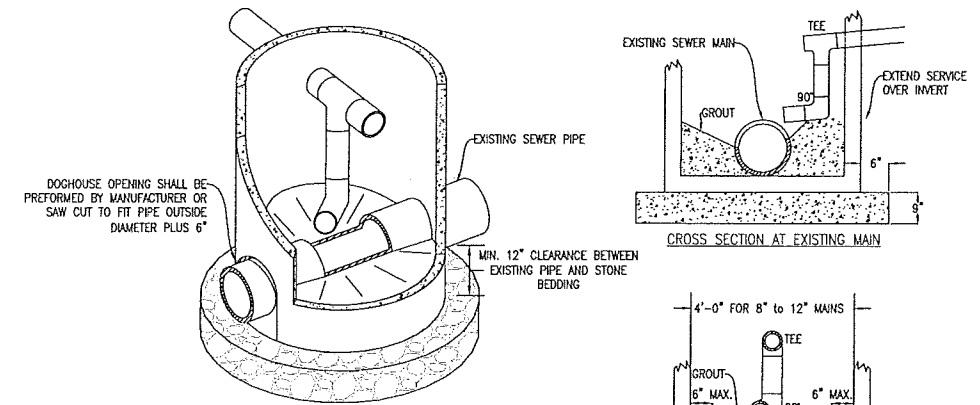


AVA'S WAY PLAN AND PROFILE

SCALES:  
1" = 40' HOR  
1" = 4' VER

DRAWING TITLE				SCALE:	
ROADWAY PLAN AND PROFILE				AS NOTED	
PROJECT				DATE:	
CARDINAL PLACE (CARDINAL STREET & AVA'S WAY)				APRIL 22, 2013	
CLIENT				DRAWN BY:	
RICHARD HOPPS				JLB/RMF	
DARTMOUTH, MASSACHUSETTS				DESIGNED BY:	
				JLB/RMF	
CHECKED BY:				SHEET NO.	
RJR				RP1	
APPROVED BY:				PROJECT NO.	
RJR				1931-0101	
CIVIL ENGINEERING				P.O. BOX 1088	
LAND SURVEYING				350 BEDFORD ST.	
ENVIRONMENTAL				LAKEVILLE, MA 02347	
ASSESSMENT				TEL: 508.947.0050	
				FAX: 508.947.2004	
REV. DATE DESCRIPTION BY APP.					
7	2/27/14	GRAVITY SEWER	EKW RJR		
5	2/25/14	ADDED SPECIAL GUTTER INLET	TRW RJR		
5	2/3/14	REVISED ROAD LAYOUT	EKW RJR		
4	1/7/14	RESPONSE TO CON-COM COMMENTS	EKW RJR		
3	11/26/13	RESPONSE TO COMMENTS	EKW RJR		
2	10/29/13	RESPONSE TO DPH COMMENTS	EKW RJR		
1	9/5/2013	GENERAL REVISIONS	JLB RJR		

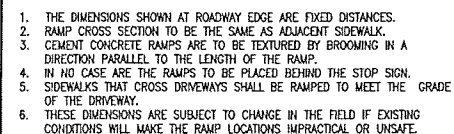
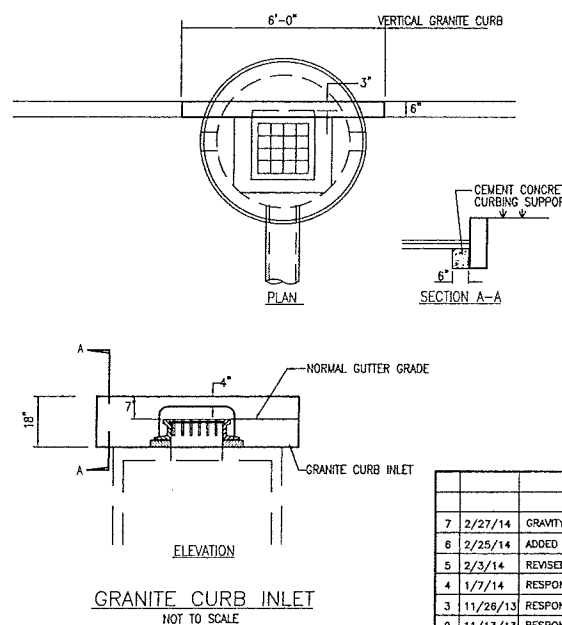
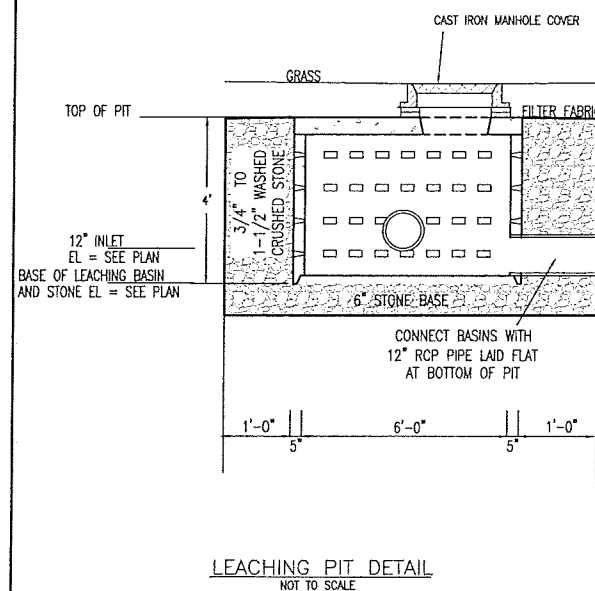
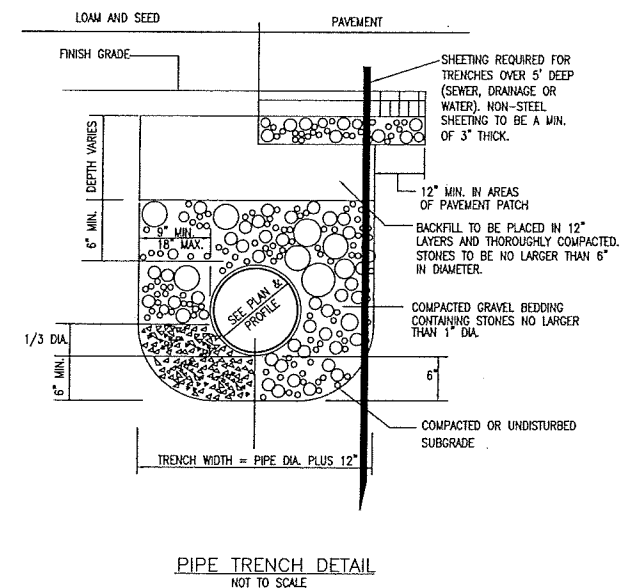




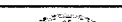

W	L
4'-0"	3'-6"±
5'-0"	2'-9"±
6'-0"	2'-0"±
7'-0"	1'-3"±
8'-0"	0'-0"

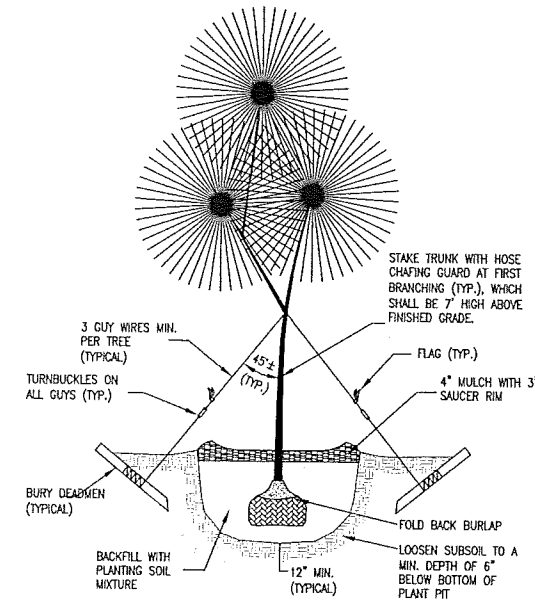
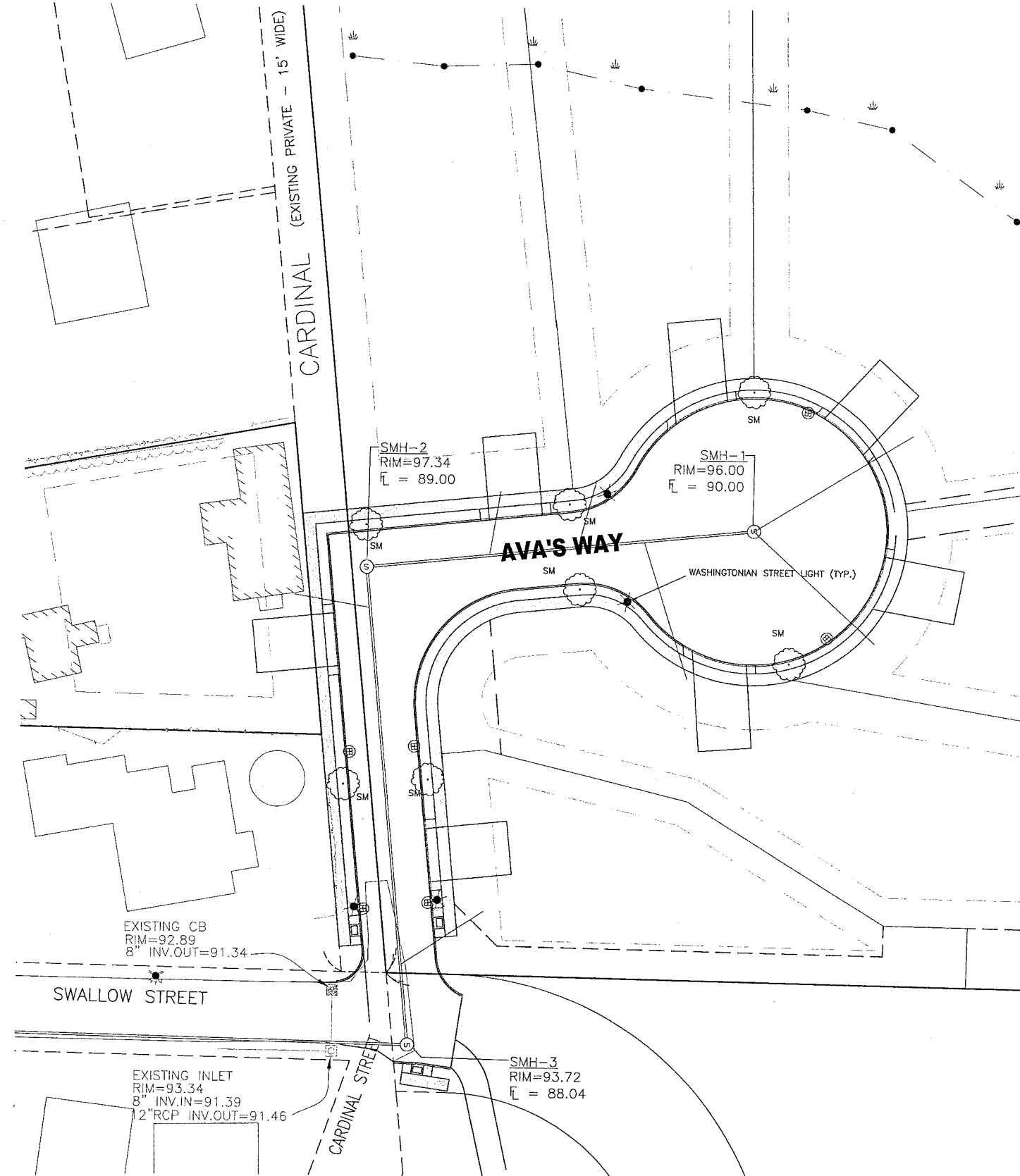
**NEW BEDFORD PLANNING BOARD**  
APPROVED UNDER THE SUBDIVISION CONTROL LAW  
REQUIRED

DATE:



WHEELCHAIR RAMP DETAIL  
NOT TO SCALE

					DRAWING TITLE					SCALE:						
					PROJECT					AS NOTED						
7	2/27/14	GRAVITY SEWER	EXW	RJR	CARDINAL PLACE (CARDINAL STREET & AVA'S WAY) NEW BEDFORD, MASSACHUSETTS										DATE:	
6	2/25/14	ADDED SPECIAL GUTTER INLET	TRW	RJR											APRIL 22, 2013	
5	2/3/14	REVISED ROAD LAYOUT	EXW	RJR	CLIENT RICHARD HOPPS DARTMOUTH, MASSACHUSETTS										DRAWN BY:	
4	1/7/14	RESPONSE TO COR-COM COMMENTS	EXW	RJR											JLB/RMF	
3	11/26/13	RESPONSE TO COMMENTS	EXW	RJR	 PRIME ENGINEERING P.O. BOX 1088 350 BEDFORD ST. LAKELAND, MA 02347 TEL: 508.947.0050 FAX: 508.947.0244										DESIGNED BY:	
2	11/13/13	RESPONSE TO DPI COMMENTS	EXW	RJR											JLB/RMF	
1	9/5/2013	GENERAL REVISIONS	JLB	RJR											CHECKED BY:	
REV.	DATE	DESCRIPTION	BY	APP.	• CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL ASSESSMENT										SHEET NO.	
															DE2	
															APPROVED BY:	
															PROJECT NO.	
															1931-0101	

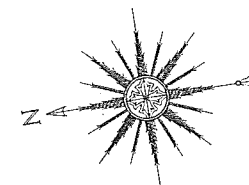


NOTE: ALL STREET TREES SHALL HAVE A MIN. 3\" CALIPER AT A HEIGHT OF 12'.  
**STREET TREE PLANTING**  
 NOT TO SCALE

- NOTES:
- ONE STREET TREE TO BE PROVIDED PER LOT AND SHALL BE PLANTED IN ACCORDANCE WITH ARTICLE VII, SECTION J OF THE CITY OF NEW BEDFORD REGULATIONS.
  - THE ACTUAL INTERVAL, FREQUENCY, CANDLEPOWER AND SIZE OF LIGHTING FIXTURE SHALL BE DETERMINED BY THE INSPECTOR OF WIRES OF THE CITY OF NEW BEDFORD AND SHALL BE INSTALLED IN ACCORDANCE WITH SUBDIVISION REGULATIONS, ARTICLE VII, SECTION H.
  - THE DEVELOPER OR GENERAL CONTRACTOR SHALL ALSO PROVIDE TO THE CITY A NUMBER OF LIGHT POLES AND FIXTURES EQUIVALENT TO TEN PERCENT OF THE TOTAL NUMBER INSTALLED AS PART OF THE SUBDIVISION, BUT IN NO CASE LESS THAN ONE LIGHT POLE AND ONE FIXTURE.

**PLANT KEY**

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
SM	7	ACER SACCHARUM	SUGAR MAPLE	12\" TALL 2\" CALIPER



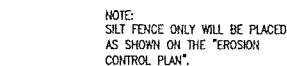
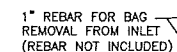
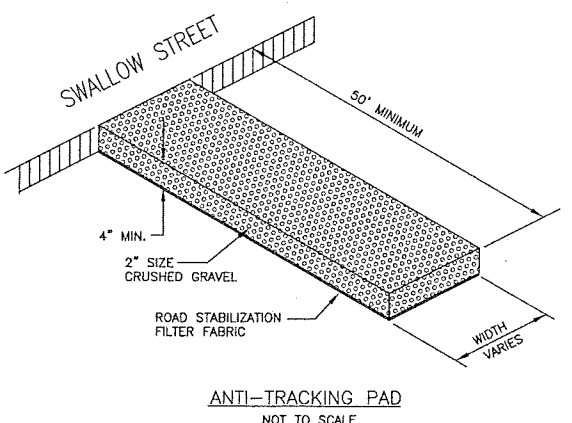
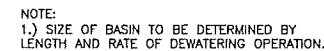
**NEW BEDFORD PLANNING BOARD**  
 APPROVED UNDER THE SUBDIVISION CONTROL LAW  
 REQUIRED

DATE: \_\_\_\_\_

<b>LANDSCAPE AND LIGHTING PLAN</b> <b>CARDINAL PLACE (CARDINAL STREET &amp; AVA'S WAY)</b> NEW BEDFORD, MASSACHUSETTS CLIENT: RICHARD HOPPS DARTMOUTH, MASSACHUSETTS				SCALE: 1\" = 20' DATE: APRIL 22, 2013 DRAWN BY: JLB/RMF DESIGNED BY: JLB/RMF CHECKED BY: RJR APPROVED BY: RJR
7 2/27/14 GRAVITY SEWER EKW RJR 6 2/25/14 ADDED SPECIAL GUTTER INLET TRW RJR 5 2/3/14 REVISED ROAD LAYOUT EKW RJR 4 1/7/14 RESPONSE TO CON-COM COMMENTS EKW RJR 3 11/26/13 RESPONSE TO COMMENTS EKW RJR 2 11/13/13 RESPONSE TO DPI COMMENTS EKW RJR 1 9/5/2013 GENERAL REVISIONS JLB RJR	REV. DATE DESCRIPTION BY APP.	CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT <b>PRIME ENGINEERING</b> P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004	PROJECT NO. 1931-0101	SHEET NO. <b>LP1</b>

C:\PROJECTS\New Bedford\Swallow Street\Map 136-2 Lot 353 Swallow Street\ENGINEERING\Definitive\BASE.dwg





SEED TO BE APPLIED AT A RATE OF 4 LBS./1000 SQ. FT.  
PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 15. AFTER OCTOBER 15, AREAS WILL BE STABILIZED WITH HAYBALE CHECK, FILTER FABRIC, OR WOODCHIP MULCH, AS REQUIRED, TO CONTROL EROSION.

KENTUCKY BLUE GRASS	45%
CREeping RED FESCUE	45%
PERENNIAL RYEGRASS	10%

**NEW BEDFORD PLANNING BOARD**

APPROVED UNDER THE SUBDIVISION CONTROL LAW  
REQUIRED

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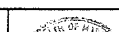

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DATE:

					DRAWING TITLE					EROSION CONTROL DETAIL SHEET					SCALE: AS-NOTED		
7	2/27/14	GRAVITY SEWER	EKW	RJR	PROJECT	CARDINAL PLACE (CARDINAL STREET & AVA'S WAY) NEW BEDFORD, MASSACHUSETTS					DATE: APRIL 22, 2013		DRAWN BY: JLB/RMF				
6	2/25/14	ADDED SPECIAL GUTTER INLET	TRW	RJR	CLIENT	RICHARD HOPPS DARTMOUTH, MASSACHUSETTS					DESIGNED BY: JLB/RMF		CHECKED BY: RJR				
5	2/3/14	REVISED ROAD LAYOUT	EKW	RJR		 <div style="display: flex; justify-content: space-between; font-size: small;"><div>• CIVIL SURVEYING LAND SURVEYING ENVIRONMENTAL ASSESSMENT</div><div>P.O. BOX 1088 350 BEDFORD ST. LAREVELLE, MA 02347 TEL: 508.947.0004 FAX: 508.947.2004</div></div>		APPROVED BY: RJR		SHEET NO. <b>ER2</b>							
4	1/7/14	RESPONSE TO CON-COM COMMENTS	EKW	RJR				PROJECT NO.		1931-0101							
3	11/26/13	RESPONSE TO COMMENTS	EKW	RJR													
2	11/13/13	RESPONSE TO DPI COMMENTS	EKW	RJR													
1	9/5/2013	GENERAL REVISIONS	YJB	RJR													
REV.	DATE	DESCRIPTION	JLB	APP.													